



## 25 St. Annes Close, Coggeshall, Colchester, Essex, CO6 1ST

£375,000

- No chain
- Viewing advised
- Three reception rooms
- Refurbishment required
- Potential for extending SSTP
- Two bathrooms
- Detached
- Three bedrooms
- Garage

## 25 St. Annes Close, Colchester CO6 1ST

An opportunity to purchase this three bedroom, three reception, two bathroom and one kitchen bungalow that requires refurbishment and scope for extension SSTP. The property does require extensive works to bring this up to modern day standards and when viewing this should be taken into account. The property has large front and rear gardens together with an independent driveway for several cars and detached garage. Viewing is advised to appreciate the potential that this bungalow offers. Offered with no onward chain.



Council Tax Band: C



#### Entrance Hallway

Glazed door leading to hallway, loft hatch, doors to :-

#### Bedroom One

14'6" x 10'9"

Double glazed window to front aspect, radiator.

#### Lounge

15'10" x 10'9"

Double glazed window to side aspect, double glazed patio doors o rear, radiator.

#### Second Reception Room

22'9" x 10'9"

Double glazed window to front aspect, two glazed windows to side, double glazed patio doors to rear aspect, two gas wall heaters, parquet flooring.

#### Bathroom

Double glazed window to side aspect, low level WC, wash hand basin, bath with mixer tap set, part tiled walls

#### Bedroom Three

10'4" x 6'11"

Double glazed window to side aspect, radiator

#### Kitchen

11'10" x 10'2"

Double glazed window to side aspect, range of units, plumbed for washing machine, boiler, double glazed door to side .

#### Cloakroom

Double glazed window side aspect, low level WC, wash hand basin.

#### Shower Room

Enclosed shower cubicle, wash hand basin, heated towel rail.

#### Third Reception Room

13'1" x 10'2"

Double glazed window to side aspect, gas wall heater, double glazed patio doors to side aspect.

#### Bedroom Two

11'9" x 10'2"

Double glazed window to side aspect, radiator..

#### Rear and Side Garden

Laid to lawn, hardstanding, side aspect leading to detached garage.

#### Detached Garage

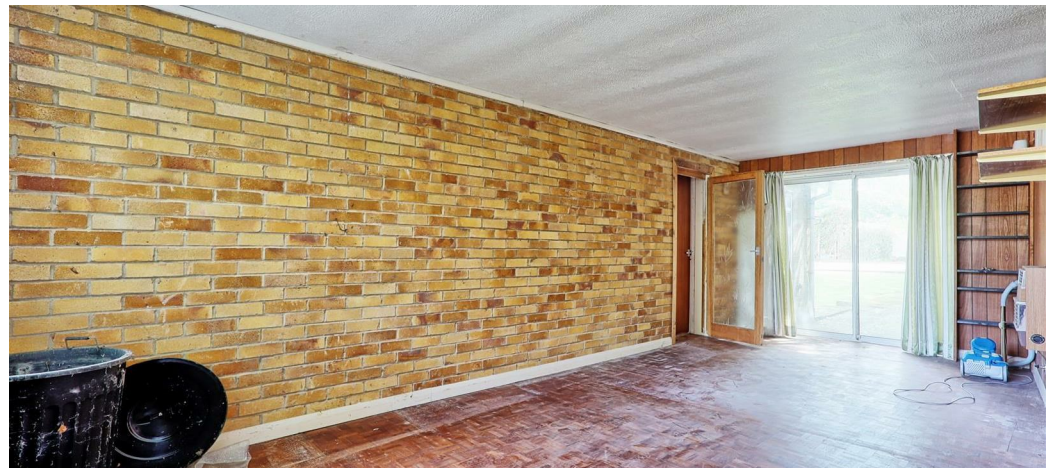
#### Driveway

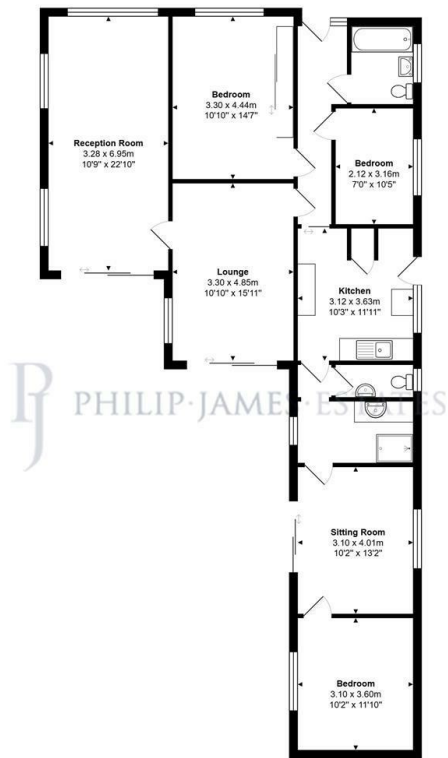
Parking for multiple vehicles leading to the detached garage.

#### Front Garden

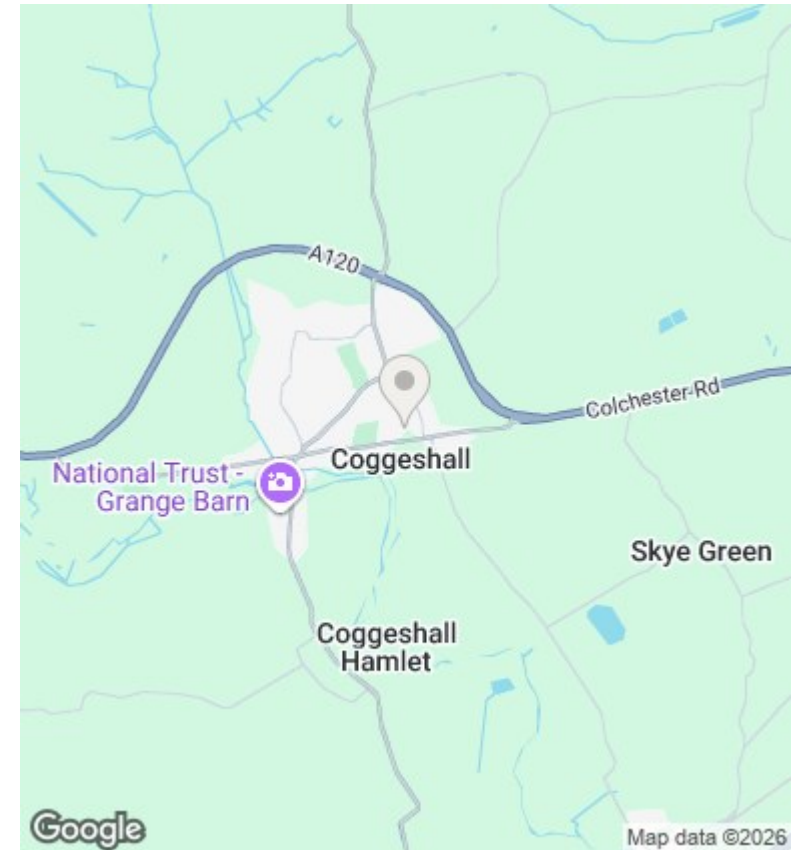
Laid to lawn







Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	